

Planning Commission Minutes
November 9, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:24 a.m. on November 6, 2023)

25. (SPUD-1567) Application by Cooper Edmond Investments, LLC to rezone 501 West Memorial Road from SPUD-824 Simplified Planned Unit Development District to SPUD-1567 Simplified Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. Remove reference to access from Memorial Road.
2. Delete the following uses: (8300.45) Gasoline Sales, Large; (8300.36) Eating Establishments: Fast Food, With Drive-Thru Order Window; and (8300.34) Eating Establishments: Drive-In.
3. ~~An eight-foot (8') masonry wall and a minimum 25' landscape buffer with either a minimum 9 landscaping points installed for every 25 linear feet of abutment to a residential district or 3" caliper trees spaced a maximum of 25 feet on center shall be installed along the northern property line abutting a residential district or use.~~
4. Non-accessory signs/billboards will be prohibited.
5. Modify building height to specify the maximum building height is 35 feet within 150 feet of a residential district.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON, NOBLE

ABSENT: LAFORGE



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Item No. IV. 25.

(SPUD-1567) Application by Cooper Edmond Investments, LLC to rezone 501 West Memorial Road from SPUD-824 Simplified Planned Unit Development District to SPUD-1567 Simplified Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	David M. Box
Company	Williams, Box, Forshee & Bullard PC
Phone	405-232-0080
Email	dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow commercial uses, specifically an automobile dealership.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Regional District (RD)

The RD layer designates areas that strategically prioritize the location and concentration of regionally serving retail and entertainment uses. This includes major national retailers that have a regional draw, as well as concentrations of retail that draw visitors from outside of the city. Uses that generate sales-tax are a priority within RD areas. Complementary uses such as office, entertainment, high density housing, and services may be appropriate as limited secondary uses, provided they are interconnected to create mixed use urban centers.

2. Size of Site: 4.25 acres

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3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-824	R-2	PUD-1574	C-3	C-3
Land Use	Auto Sales	Residential	Undeveloped	Auto Sales	Retail

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted by right on this site:

- 8300.1 Administrative and Professional Offices
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.15 Automotive and Equipment: Heavy Repairs, Heavy Equipment
- 8300.18 Automotive and Equipment: Automobile Dealerships and Malls
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8350.3 Custom Manufacturing
- 8300.34 Eating Establishments: Drive-In
- 8300.35 Eating Establishments: Fast Food
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window
- 8300.37 Eating Establishments: Sitdown
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.45 Gasoline Sales, Large
- 8300.46 Gasoline Sales, Small: Restricted
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted

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8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

2. Maximum Building Height:

The maximum building height shall be six (6) stories.

3. Maximum Building Size:

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines:

Building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

The existing eight-foot (8') fence shall be permitted to remain and deemed to conform to applicable regulations.

7. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Freestanding Accessory Signs

There shall be a maximum of two (2) freestanding accessory signs. All freestanding signs within this SPUD shall be ground (monument) signs with a maximum height of twenty-five feet (25') and a maximum of 200 square feet in area, as illustrated in the attached Exhibit C.

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A sign that contains the name of any business and/or multi-family development located within this SPUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this SPUD. Canopy signs shall be permitted for each business use in the SPUD, and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

There shall be a maximum of two (2) access points from N. Walker Ave. and a maximum of one (1) access point from W. Memorial Rd.

10. Sidewalks:

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood, architectural metal, and cementitious siding (including, but not limited to, the brand commonly known

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as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented towards a major arterial.

Outdoor speakers shall be prohibited within this SPUD.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

This SPUD shall provide three (3) parking spaces for each 1,000 square feet of building area proposed to accommodate the indoor sales area and one (1) parking space for each 5,000 square feet of building area to accommodate the outside lot. The 264 parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material,

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grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents:

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan
Exhibit C: Signage

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Edmond**
- 7. Oklahoma Department of Transportation (ODOT)**

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B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions,

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including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.

- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management

- 1) Remove the reference to access on to W Memorial Road from the Master design statement. The exhibit shows only access to N Walker Avenue.

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

a. Water/Wastewater Quality

Water Availability

- 1) WF-2022-00071 has been submitted for review and approval for water service.

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9. Planning

a. Comprehensive Plan Considerations

The subject site is within the Urban Low Intensity (UL) Area and within an area where the Regional District (RD) Layer applies. Policies for both are listed below.

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UL)
- Developments should be served by urban water and sewer utility systems. (UL)
- Provide heavy landscaping along all frontages. (RD)
- Allow customer-oriented development to exceed the traffic compatibility range, provided mitigation strategies contained in the compatibility matrix are employed. (RD)
- All signage should be designed to provide visual coherency, which includes a consistent and cohesive pattern of materials, lighting, and height. No more than two primary centralized signs per center should be allowed. (RD)

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The SPUD would allow a larger sign than allowed in the current SPUD, as shown in the attached exhibit.

Location (UL):

- Focus regionally serving retail development within commercial nodes and corridors identified in the Retail Nodes & Corridors map.
- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along W Memorial Road, an arterial street. The proposed use is an auto dealership.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. The Regional District layer maintains the same FAR as the base LUTA. *The subject site is developed with an automobile dealership. The current FAR of the site is within the UL LUTA range.*

Automobile Connectivity:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points. (UL)
- Development fronting arterials should take access from intersecting streets where possible. (UL)
- Primary entrance points should be aligned with access points immediately across the street. (UL)

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- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores. (UL)
- Provide vehicular connectivity between adjacent developments. (UL)
- Horizontally mixed-use developments should have connectivity between land uses. (UL)
- Provide cross access to connect the vehicular and pedestrian networks between individual retail, commercial and housing developments. (RD)
- Development should take access off of streets intersecting arterials. Mid-block development should use shared access points. (RD)

The new SPUD mirrors the existing SPUD for access, which allows two drives on Walker and one onto W Memorial Road, but the conceptual plan and permits show no driveways onto W Memorial Road.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development. (UL)
- Within parking lots, provide pedestrian access ways separated from vehicle aisles. (UL)
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses. (UL)
- Include an internal pedestrian system that allows customers to park once and conveniently walk to several destinations within a retail center. (RD)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (RD)

The SPUD requires sidewalks on both streets.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating commercial uses adjacent to existing residential uses, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The site is already zoned for an automobile dealership with similar lot coverage and setbacks as proposed in the new SPUD. No new compatibility issues are identified. The current SPUD allows buildings up to 6 stories, which is repeated*

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in the proposed SPUD, but current Code requires a setback of 150 feet from residential to achieve that height.

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The current SPUD is limited to two uses, auto dealerships and heavy auto repair. The new SPUD adds several more commercial uses, some which could have operational impacts on the abutting residential.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Rural Service Level*

4) Environmentally Sensitive Areas: No ESAs were identified on the site.

5) Transportation System: This site is located off W Memorial Road, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.

6) Other Development Related Policies

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)

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- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The subject site is located at the northwest corner of W Memorial Road and N Walker Ave, halfway between Western and Santa Fe Avenues. The site was zoned to SPUD-824 in 2015. To the north is a neighborhood zoned R-2. To the west is retail (Amini's) zoned C-3. Across N Walker Ave to the east is an undeveloped parcel zoned PUD-1574. Across W Memorial Rd to the south is Joe Cooper Ford (auto sales).

The existing SPUD-824 is limited to two uses (*Auto Dealerships and Malls* and *Automotive and Equipment: Heavy Repairs and Heavy Equipment*). The proposed use is an automobile dealership which is allowed within the existing SPUD, but freestanding signs are limited to 8-foot tall monument signs. The preferred sign for the project was initially a 30-foot tall, 330-square-foot pole sign. However, the SPUD was filed to allow a maximum of two ground (monument) signs with a maximum height of twenty-five feet (25') and a maximum of 200 square feet in area.

Other changes from the existing SPUD are the addition of commercial uses, some which could have operational impacts on adjacent residential uses, and a modification to the landscaping and screening. A permit for the proposed auto dealership has been issued. The new SPUD should maintain the landscaping and screening requirements of the existing SPUD on the north side where adjacent to residential development.

The new SPUD mirrors the access allowed in the existing SPUD, which allows one drive from W Memorial Road. Site plans indicate this will not be installed, and the Traffic Division suggests it be removed from the Master Design Statement.

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IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluations:

1. Remove reference to access from Memorial Road.
2. Delete the following uses: (8300.45) *Gasoline Sales, Large*; (8300.36) *Eating Establishments: Fast Food, With Drive-Thru Order Window*; and (8300.34) *Eating Establishments: Drive-In*.
3. An eight-foot (8') masonry wall and a minimum 25' landscape buffer with either a minimum 9 landscaping points installed for every 25 linear feet of abutment to a residential district or 3" caliper trees spaced a maximum of 25 feet on center shall be installed along the northern property line abutting a residential district or use.
4. Non-accessory signs/billboards will be prohibited.
5. Modify building height to specify the maximum building height is 35 feet within 150 feet of a residential district.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

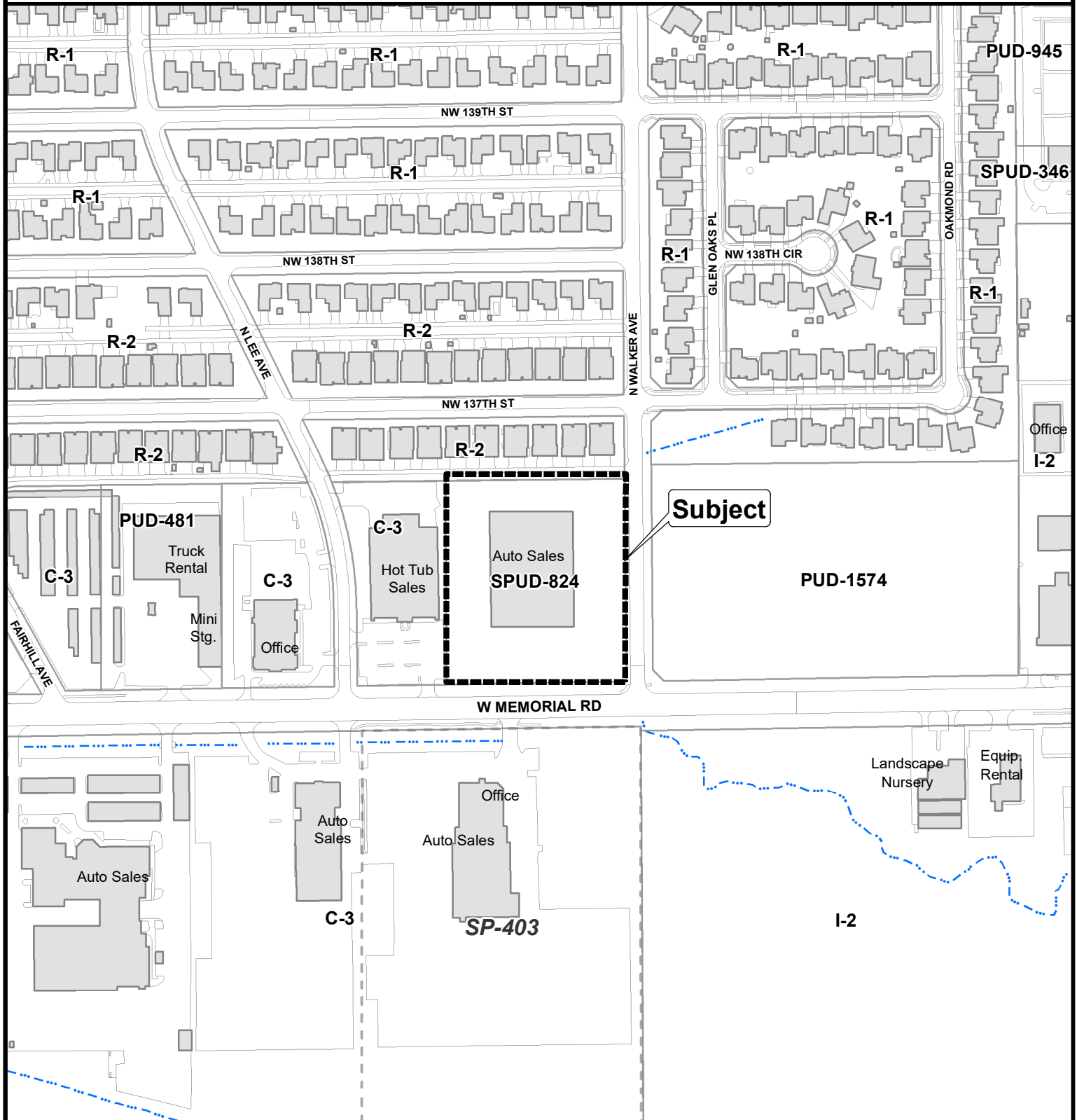
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Case No: SPUD-1567

Applicant: Cooper Edmond Investments, LLC

Existing Zoning: SPUD-824

Location: 501 W. Memorial Rd.

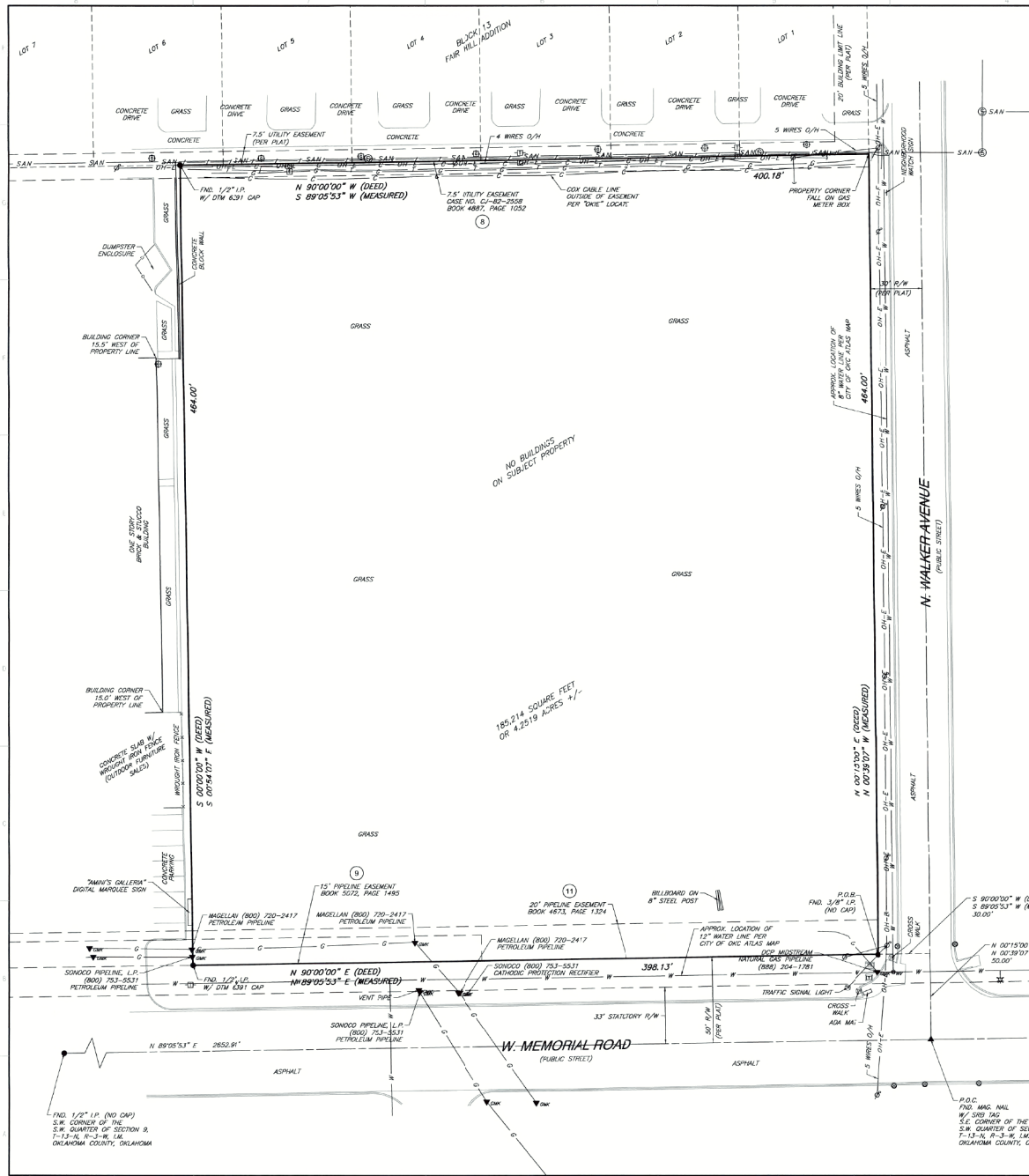


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet



SURVEYOR'S CERTIFICATE

To:
VINTAGE DWELLINGS, LLC, an Oklahoma limited liability company
GROUP 1 REALTY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(1), 8, 9, 10, 11, 16 and 17 of Table A thereof.

The field work was completed on June 21, 2021.
Last site visit performed on October 15, 2021.

Darin L. Railbourn, Professional Land Surveyor No. 1637

Date of Plot or Map: June 25, 2021

Date of Signature: 10/21/2021



GENERAL SURVEY NOTES

2. The plot or map and the survey on which it is based were made in accordance with the "Oklahoma Mineral Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Professional Land Surveyors.
3. The property described herein contains the same as the property described in Old Republic National Title Insurance Company Commitment No.: 7-264844 with an effective date of June 3, 2021 and all other instruments recorded thereafter.
4. There are no encumbrances, easements, rights-of-way, liens, mortgages or other claims or apparent title, physical encroachment of the site or otherwise known to have been judged herein or otherwise.
5. Said described property is located within an area having a Zone Description of "Non-Special-Use Flood Hazard Area" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Maps (FIRMs) published with a water distribution date of December 18, 2009 for Oklahoma County No. #0378, in Oklahoma County, State of Oklahoma, which is the current FEMA Flood Insurance Map of the county in which said premises is located.
6. The property has access to US Memorial Road N. and Walker Avenue, both being designated public streets or highways.
7. The total number of existing parking spaces on the subject property is 0.
8. There is no observed evidence of current or future school work, building construction at building operations.
9. There are no proposed changes in street right of way limits, to the best of my knowledge.
10. There is no observed evidence of recent direct or sidewalk construction or repair of subject property.
11. There is no observed evidence of utility as a solid waste, debris, dump, storm or sanitary landfill.
12. The assumed bearing from North 89°05'52" East along stream above the south line of the Southwest Quarter (Section 16) of Township 19N., Range 10E., Meridian 10W. (the West 3rd line of the Southeast Quarter (Section 16) of Township 19N., Range 10E., Meridian 10W.)
13. Said bearings are based upon GPS observations relative to the Oklahoma State Plane North 2011 coordinate system - NAD83 (2011).

LEGAL DESCRIPTION

A pair of the Southwest Quarter (SW14) of the Section NNE (9), Township THIRTEEN (13) North Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

THENCE North 00°15'00" East a distance of 50.00 feet;

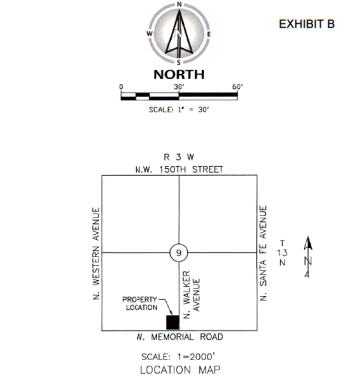
being on the North right-of-way line of Memorial Road and on the West right-of-way line of Walker Avenue, both in the City of Oklahoma City, Oklahoma;

These maps do not show the location of the intersection of the Fair Hill Addition to the City of Oklahoma City, Oklahoma, with the Southeast Corner of Lot 1, Block 13 FAIR HILL ADDITION to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof.

THENCE South 80°00'00" West, a distance of 464.00 feet to a point on the North right-of-way line

THENCE North 90°00'00" East along the North right-of-way of Memorial Road, for a distance of 3 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 185,214 square feet or 4.2519 acres, more or less.



TITLE COMMITMENT EXCEPTION NOTES:

- [illegible]

LEGEND

- | | | | |
|--------|------------------------|-----------------|----------------------------|
| ⚡ | POWER POLE | _____ | SUBJECT PROPERTY BOUNDARY |
| → | GLY ANCHOR | ----- | PLATED LOT LINES |
| ⚡ | FIRE HYDRANT | _____ | BUILDING FOOTPRINT |
| ⚡ | WATER VALVE | _____ | CENTERLINE OF STREET |
| ⚡ | SANITARY SEWER MANHOLE | OH—E | OVERHEAD ELECTRIC |
| ⚡ | TRAFFIC CONTROL BOX | S—A | UNDERGROUND SANITARY SEWER |
| ⚡ | TRAFFIC PULL BOX | W | UNDERGROUND WATER LINE |
| ⚡ | TRAFFIC SIGNAL LIGHT | G | UNDERGROUND GAS LINE |
| ⚡ | GAS METER | T | UNDERGROUND TELEPHONE LINE |
| ⚡ | GAS PIPELINE MARKER | — | UNDERGROUND CABLE LINE |
| ⚡ | TELEPHONE PEDESTAL | —○—○—○—○— | CHAINLINK FENCE |
| ⚡ | CABLE PEDESTAL | / / / / / / / / | STOCKADE FENCE |
| ⚡ | SIDW | x x x x x x x x | WROUGHT IRON FENCE |
| ● | FOUND IRON PIN | | |
| ▲ | FOUND MAG. NAIL | | |
| ○ | FOUND CUT "X" | | |
| P.O.C. | POINT OF COMMENCEMENT | | |
| P.O.B. | POINT OF BEGINNING | | |

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.


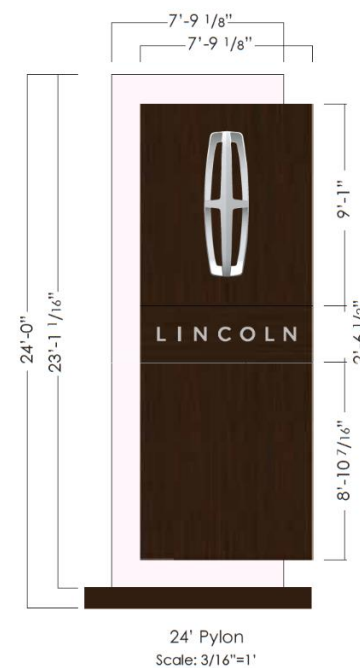
ALTANSPS LAND TITLE SURVEY		VINTAGE DWELLINGS, LLC Memorial Road & Walker Avenue SW/4 SECTION 9, T-13-N, R-3-W, L.M. OKLAHOMA COUNTY, STATE OF OKLAHOMA		Civil & Environmental Consultants, Inc. 4045 NW 64th Street, Suite 415 - Oklahoma City, OK 73116 PH: 405.248.9411 WWW.CECINC.COM C.E. #44269 EXP. 10/30/25	
DRAWING NO.: SV-01				REVISION RECORD	
DATE:	06-26-2022	DRAWN BY:	TJLB	NO.	1
SCALE:	1" = 30'	CHECKED BY:		DATE:	07-27-22
PROJECT NO:	314-038	APPROVED BY:		REVISION:	1. ISSUED FOR PERMIT TO SUBMIT. ALL INFORMATION IS "AS SHOWN".

EXHIBIT C 24' PYLON SIGN



LINCOLN SIGN FAMILY



2655 International Pkwy., Virginia Beach, VA 23452

• PHONE: (800) 877-7868 • www.AGI.net



Case No: SPUD-1567

Applicant: Cooper Edmond Investments, LLC

Existing Zoning: SPUD-824

Location: 501 W. Memorial Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet